



Order Filed on January 25, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

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servicer for NWL Company, LLC  
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IN RE:

Christopher A. James and Lillith James

Debtor

CASE NO.: 15-27925-MBK

CHAPTER: 13

HON. CHIEF JUDGE.:  
Michael B. Kaplan

**ORDER VACATING AUTOMATIC STAY**

The relief set forth on the following page numbered two (2) is hereby **ORDERED**.

**DATED: January 25, 2023**

  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon the motion of Fay Servicing, LLC as servicer for NWL Company, LLC, on behalf of its successors and/or assigns (hereinafter collectively “Secured Creditor” and/or “Movant”) under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

**ORDERED** that the automatic stay of Bankruptcy Code Section 362(a) is vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

[x] Real property commonly known and more fully described as: 222 Oliver Ave,  
Trenton, NJ 08618

**ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversation to any other chapter of the Bankruptcy Code; and it is further

**ORDERED**, that the stay afforded by 11 U.S.C. §362(a) be, and is hereby, modified to permit Fay Servicing, LLC as servicer for NWL Company, LLC, its successors and/or assigns, to pursue its rights under applicable state law with respect to the premises 222 Oliver Ave, Trenton, NJ 08618; and it is further

**ORDERED**, that the instant order is binding in the event of a conversion; and it is further

**ORDERED**, that the trustee be informed of any surplus monies resulting from the sale of the collateral.

**ORDERED**, that the movant shall serve this order on the debtor, any trustee, and any other party who entered an appearance on the motion.

In re:  
Christopher A. James  
Lillith James  
Debtors

Case No. 15-27925-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Jan 25, 2023

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 27, 2023:

Recip ID	Recipient Name and Address
db/jdb	+ Christopher A. James, Lillith James, 222 Oliver Avenue, Trenton, NJ 08618-2823

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 27, 2023

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 25, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Candace Ilene Smith-Sklar	on behalf of Debtor Christopher A. James njpalaw@gmail.com r56958@notify.bestcase.com
Candace Ilene Smith-Sklar	on behalf of Joint Debtor Lillith James njpalaw@gmail.com r56958@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor Specialized Servicing LLC as servicing agent for GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal Title Trustee dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

District/off: 0312-3

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Date Rcvd: Jan 25, 2023

Form ID: pdf903

Total Noticed: 1

Denise E. Carlon

on behalf of Creditor GMAT Legal Title Trust 2013-1 U.S. Bank National Association, as Legal Title Trustee  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Francesca Ann Arcure

on behalf of Creditor Specialized Servicing LLC as servicing agent for GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal Title Trustee farcure@hillwallack.com, NJ\_ECF\_Notices@McCalla.com

Francesca Ann Arcure

on behalf of Creditor SPECIALIZED LOAN SERVICING LLC farcure@hillwallack.com NJ\_ECF\_Notices@McCalla.com

John R. Morton, Jr.

on behalf of Creditor Credit Acceptance Corporation ecfmail@mortoncraig.com mortoncraigecf@gmail.com

Jonathan C. Schwalb

on behalf of Creditor Fay Servicing LLC as servicer for NWL Company, LLC bankruptcy@friedmanvartolo.com,  
jschwalb@ecf.courtdrive.com

Phillip Andrew Raymond

on behalf of Creditor NWL Company LLC phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com

TOTAL: 11